

020.A

0003

0303.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

465,700 / 465,700

USE VALUE:

465,700 / 465,700

ASSESSED:

465,700 / 465,700



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		HAMILTON RD, ARLINGTON

## OWNERSHIP

Owner 1: LISCO THOMAS E Unit #: 303

Owner 2:

Owner 3:

Street 1: 30 HAMILTON ROAD #303

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 640 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6048																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	465,700			465,700		
							145444
							GIS Ref
							GIS Ref
							Insp Date
							12/13/17

## PREVIOUS ASSESSMENT

Parcel ID: 020.A-0003-0303.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	452,400	0	.	.	452,400	452,400	Year End Roll	12/18/2019
2019	102	FV	424,700	0	.	.	424,700	424,700	Year End Roll	1/3/2019
2018	102	FV	350,300	0	.	.	350,300	350,300	Year End Roll	12/20/2017
2017	102	FV	325,500	0	.	.	325,500	325,500	Year End Roll	1/3/2017
2016	102	FV	325,500	0	.	.	325,500	325,500	Year End	1/4/2016
2015	102	FV	305,200	0	.	.	305,200	305,200	Year End Roll	12/11/2014
2014	102	FV	289,200	0	.	.	289,200	289,200	Year End Roll	12/16/2013
2013	102	FV	289,200	0	.	.	289,200	289,200		12/13/2012

## SALES INFORMATION

TAX DISTRICT			PAT ACCT.						
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16341-159		8/1/1985		92,700	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/13/2017									Measured		DGM	D Mann
5/6/2000										197	PATRIOT	

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____	_____
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Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

**EXTERIOR INFORMATION**

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	2 - Steel
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK
View / Desir:	W20 - WATER 20

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	0	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

643-2314, Building Number 30.
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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 3	BRs: 1
	Baths: 1	HB: 0

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1985
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

**DEPRECIATION**

Phys Cond:	AV - Average	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.4	%

**CALC SUMMARY**

Basic \$ / SQ:	320.00
Size Adj.:	1.43750000
Const Adj.:	1.25949597
Adj \$ / SQ:	579.368
Other Features:	32724
Grade Factor:	1.00
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	585104
Depreciation:	119361
Depreciated Total:	465742

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	840.08	
Special Features:	0	Val/Su Net:	727.66	
Final Total:	465700	Val/Su SzAd:	727.66	

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
<b>PARCEL ID</b> 020.A-0003-0303.0									

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:

**SKETCH****OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	0	Rating: Average
WSFlue:		Rating:

**CONDOS INFORMATION**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**REMODELING****RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	3	1	0

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	640	579.370	370,796
Net Sketched Area:				370,796
Size Ad	640	Gross Are	640	FinArea

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE****AssessPro Patriot Properties, Inc**